

Attachment 10

David R. Lewis, ASA, MRICS, SR/WA
Land Use Planner/Real Property Appraiser
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Santa Rosa, CA 95403
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January 8, 2016

Susie Murray, City Planner
Planning and Economic Development Department
City of Santa Rosa
100 Santa Rosa Avenue
Room 3
Santa Rosa, CA 95404

CITY OF SANTA ROSA
100 SANTA ROSA AVE., STE 5
SANTA ROSA, CA 95404
JAN 11 2016
DEPARTMENT OF
COMMUNITY DEVELOPMENT
PLANNING DIVISION

RE: Proposed General Plan Amendment and Zone Change MJP15-007

Dear Ms. Murray:

I am in receipt of a public notice for a General Plan Amendment and a Zone Change on property generally located on the west side of Marlow Road and north of Guerneville Road. In my opinion, the proposed change will aggravate existing negative conditions and produce more safety problems. Please consider that there are existing and fundamental land use and traffic conflicts in the vicinity of Marlow Road and Crosspoint Avenue. Therefore, **I am in opposition to any increase in densities adjacent to a problematic location.**

Many people use Crosspoint Avenue as a shortcut or bypass to avoid the intersection of Marlow Road and Guerneville Road. The people who use Crosspoint Avenue as a bypass often speed creating a safety hazard in a residential neighborhood. An increase in density would aggravate the existing conditions by increasing traffic (more congestion) and encourage more bypass activity.

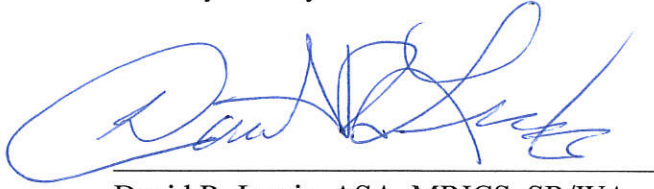
Monroe Elementary School is a significant activity node that spills over into the neighborhood. For example, the dropping off of children at Monroe Elementary School produces parking problems as well as congestion. People use Crosspoint Avenue as a drop off. There is parking on Crosspoint including along the "no parking zone." The travel way is dangerously restricted. In addition, the excess right of way land at the southwest corner of Marlow Road and Crosspoint Avenue is also used for school parking which also forces traffic onto Crosspoint Avenue.

There are a number of land use conflicts associated with the massive use of the public school property. In addition to the school activities and associated traffic, the Santa Rosa City School District allows the Little League to operate a sports complex at Monroe School. There is overuse of the sports complex. The Little League uses the above mentioned surplus right of way and

Crosspoint Avenue for overflow parking. They also use Crosspoint Avenue as a bypass. The Little League adult participants often speed on Crosspoint. There have been conflicts with residents. Simply, there is more traffic in a residential neighborhood not associated with the existing residential use activities. The quiet enjoyment of homes is denied.

Barsuglia Avenue is a short street off Crosspoint Avenue and near the Marlow Road intersection. Barsuglia Avenue may be extended at some point in time. Increase in densities will produce more traffic that will spill onto Crosspoint Avenue producing more congestion, traffic safety, and nuisance problems. Barsuglia Avenue is currently used as a turn around by school and Little League traffic.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "David R. Lewis", is written over a horizontal line.

David R. Lewis, ASA, MRICS, SR/WA